
liquor license

10 messages

cecile@lio-maine.com <cecile@lio-maine.com>
To: jmb@portlandmaine.gov

Thu, May 31, 2018 at 4:22 PM

Attached, only the restaurant space is ready to open.

Cecile Y Stadler, cecile@tao-maine.com | 207 299-2068 cell
| Tao Yuan Restaurant | 22 Pleasant St, Brunswick, ME 04011 | 207 725.9002
[|tao-yuan.me](http://tao-yuan.me)
| BaoBao Dumpling House | 133 Spring St, Portland, ME 04101 | 207 772.8400
[|baobao-maine.com](http://baobao-maine.com)
| Lio Restaurant | 3 Spring St, Portland, ME 04101 | coming soon.

 **License - Eating and Lodging HHE-602_rev 48.pdf**
1047K

Jeanie Bourke <jmb@portlandmaine.gov>
To: cecile@lio-maine.com
Cc: Jonathan Rioux <jrioux@portlandmaine.gov>

Fri, Jun 1, 2018 at 11:14 AM

Hi Cecile,

Jon Rioux and I reviewed the permit records this morning, I believe he has contacted you. See the list below of what is required to move forward with the issuance of the CO and Business License.

Regarding the document you attached, this is the application for the State Health Inspection license, not the liquor license. I noticed that they require you to list the number of indoor and outdoor seats and there is a discrepancy, it says 57 indoor, I count 62.

Nonetheless, this is different than how the occupant load is calculated for the building permit and the CO. The architect does this calculation based on square foot area for chairs and tables, standing areas and fixed seats. The outdoor areas were not part of the restaurant design calculation, and that needs to be accounted for now.

Please provide the following to me in PDF format:

1. An updated floor plan for the lower level identifying occupied and unoccupied areas and the patio. The plan submitted for the outdoor seating license will work, if it is the current layout, however the patio dimensions are illegible, please clarify for square foot area calculation. Based on the occupant load information thus far, the bathroom on this level will need to be available to patrons.
2. An updated floor plan for the 2nd floor identifying the number of fixed seats, and the square foot dimensions of the areas with tables and chairs. The State plan shows 4 top tables along the exterior wall while the architects plan shows 2 top, please clarify that this will allow a minimum 3' aisle clearance for egress. Include the square foot area of the deck and how it will be used, e.g. standing, tables & chairs. Also, was the dumbwaiter installed? The plan for the State notes POS (Point of Sale?)

Let me know if you have any questions.

Thanks,
Jeanie

Jeanie Bourke
Code Enforcement Officer/LPI/Plan Reviewer
Team Leader

City of Portland
Permitting and Inspections Department
389 Congress St. Rm 315
Portland, ME 04101

jmb@portlandmaine.gov

(207)874-8715

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Jeanie Bourke <jmb@portlandmaine.gov>
To: cecile@lio-maine.com

Fri, Jun 1, 2018 at 11:16 AM

Hi Cecile,

I just saw that you sent some floor plans, I am looking these over now and will get back to you.

Jeanie

Jeanie Bourke
Code Enforcement Officer/LPI/Plan Reviewer
Team Leader

City of Portland
Permitting and Inspections Department
389 Congress St. Rm 315
Portland, ME 04101

jmb@portlandmaine.gov

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Jonathan Rioux <jrioux@portlandmaine.gov>
To: Jessica Hanscombe <jhanscombe@portlandmaine.gov>, "Bourke, Jeanie" <jmb@portlandmaine.gov>

Fri, Jun 1, 2018 at 11:59 AM

Jessica,

FYI- We are trying to wrap up the C of O approval-end, this afternoon.

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Jonathan Rioux
Inspections Director

City of Portland
Permitting and Inspections Department
389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874.8702
jrioux@portlandmaine.gov

<http://www.portlandmaine.gov/1728/Permitting-Inspections>

Jessica Hanscombe <jhanscombe@portlandmaine.gov>
To: Jonathan Rioux <jrioux@portlandmaine.gov>
Cc: "Bourke, Jeanie" <jmb@portlandmaine.gov>

Fri, Jun 1, 2018 at 12:03 PM

OK. We are waiting for Fire approval too. Jessica

Jessica Blais Hanscombe
Licensing and Registration Coordinator
[389 Congress Street Room 307](#)
[Portland, Maine 04101](#)
207-874-8783
jhanscombe@portlandmaine.gov

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Cecile Stadler <cecile@tao-maine.com>

Fri, Jun 1, 2018 at 1:03 PM

To: Jeanie Bourke <jmb@portlandmaine.gov>, cecile@lio-maine.com

Cc: Jonathan Rioux <jrioux@portlandmaine.gov>, Ryan Senatore <ryan@senatorearchitecture.com>

Dear Jeanie and Jon – Attached are floor plans, based on the CAD files provided by Ryan Senatore, demarking the retail and restaurant spaces as well as showing an accurate count of seats.

The restaurant has 30 fixed seats around a central bar, 5 seats at the main bar, 12 seats on the window wall, and 16 seats in the private dining room, for a total of 63 seats (or which 30 are fixed). There are plans for another 20 seats on the patio (5 tables of 4), but it is presently unoccupied. There is ample room between the tables against the wall and the back of the fixed seats, easily 3 ft, typically 5+ ft.

The deck was previously approved for a drink rail and central table, but is presently not used. The patio has a gross square footage of approximately 600sf, subtracting the stairwell space 483sf.

Please let me know if there are any other issues. We do hope to have our business license to open tonight for the weekend.

Thank you!

Cecile Y Stadler, cecile@tao-maine.com | 207 299-2068 cell

| Tao Yuan Restaurant | 22 Pleasant St, Brunswick, ME 04011 | 207 725.9002 | tao-yuan.me

| BaoBao Dumpling House | 133 Spring St, Portland, ME 04101 | 207 772.8400 | baobao-maine.com

| Lio Restaurant | 3 Spring St, Portland, ME 04101 | coming soon...

From: Jeanie Bourke [<mailto:jmb@portlandmaine.gov>]

Sent: Friday, June 1, 2018 11:14 AM

To: cecile@lio-maine.com

Cc: Jonathan Rioux**Subject:** Re: liquor license

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Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

2 attachments **lio_v4.seats.pdf**
212K **lio_v4.basement.pdf**
206K

Jeanie Bourke <jmb@portlandmaine.gov>

Fri, Jun 1, 2018 at 2:19 PM

To: Cecile Stadler <cecile@tao-maine.com>

Cc: cecile@lio-maine.com, Jonathan Rioux <jrioux@portlandmaine.gov>, Ryan Senatore <ryan@senatorearchitecture.com>

Hi Cecile and Ryan,

Thank you for the plans, I do have a few items to be clarified on these plans:

1. The seating plan no longer shows seating at the kitchen bar, is there a bar built to accommodate seating at any time?
2. The dumbwaiter is not shown on these plans, was it installed as per plans as a 1 hour rated shaft and door assembly?
3. The deck is part of the approved tenant space and is therefore required to have an occupant load for the CO. The square foot area needs to be calculated for either tables and chairs (15sf/pp) or standing room (7sf/pp). This needs to be consistent with the amount on the business license. Access to the basement bathroom is required, how will this be achieved? The health inspectors will need to approve any travel through prep areas.

Jeanie

Jeanie Bourke
Code Enforcement Officer/LPI/Plan Reviewer
Team Leader

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(207)874-8715

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Cecile Stadler <cecile@tao-maine.com>

Fri, Jun 1, 2018 at 2:57 PM

To: Jeanie Bourke <jmb@portlandmaine.gov>

Cc: cecile@lio-maine.com, Jonathan Rioux <jrioux@portlandmaine.gov>, Ryan Senatore <ryan@senatorearchitecture.com>

Answers:

1. We do plan on offering seats at the kitchen bar, but not initially

2. The dumbwaiter is installed per plan, the shaft is 1 hour fire rated, I don't know about the door, but will have someone look at it and make sure it is also 1 hr rated.
3. Ryan Senatore tells me "the deck is 243 sf (excluding egress pathways to the doors) so 243/15 for tables and chairs it is 16 occupants on the deck
4. We can provide access to the basement bathroom most easily through the kitchen prep area – there is a clear pathway around the kitchen prep area so patrons will not have to enter any of the prep areas, and we could delineate this further if necessary.

From: Jeanie Bourke [mailto:jmb@portlandmaine.gov]
Sent: Friday, June 1, 2018 2:20 PM
To: Cecile Stadler
Cc: cecile@lio-maine.com; Jonathan Rioux; Ryan Senatore
Subject: Re: liquor license

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Cecile Stadler <cecile@tao-maine.com> Fri, Jun 1, 2018 at 3:31 PM
To: Jeanie Bourke <jmb@portlandmaine.gov>
Cc: cecile@lio-maine.com, Jonathan Rioux <jrioux@portlandmaine.gov>, Ryan Senatore <ryan@senatorearchitecture.com>

Dear all – I will address all non-compliant items raised, specifically

- The fire rating of the dumbwaiter doors will be modified to be 1 hr fire rated. This was an oversight of my builder
- Complying to code re ADA access to the bar fixed seats – I will work with Ryan on the best way to achieve this given the current design.

Item 1 will be addressed by Monday/Tuesday, Item 2 will be addressed ASAP also, but may take a bit more time.

I GREATLY APPRECIATE your helping me get this place open. Please come try us out!

Kind Regards,

Cecile Y Stadler, cecile@tao-maine.com | 207 299-2068 cell

| Tao Yuan Restaurant | 22 Pleasant St, Brunswick, ME 04011 | 207 725.9002 | tao-yuan.me

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From: Cecile Stadler [mailto:cecile@tao-maine.com]
Sent: Friday, June 1, 2018 2:58 PM

To: 'Jeanie Bourke'
Cc: 'cecile@lio-maine.com'; 'Jonathan Rioux'; 'Ryan Senatore'
Subject: RE: liquor license

Answers:

1. We do plan on offering seats at the kitchen bar, but not initially
2. The dumbwaiter is installed per plan, the shaft is 1 hour fire rated, I don't know about the door, but will have someone look at it and make sure it is also 1 hr rated.
3. Ryan Senatore tells me "the deck is 243 sf (excluding egress pathways to the doors) so 243/15 for tables and chairs it is 16 occupants on the deck
4. We can provide access to the basement bathroom most easily through the kitchen prep area – there is a clear pathway around the kitchen prep area so patrons will not have to enter any of the prep areas, and we could delineate this further if necessary.

From: Jeanie Bourke [mailto:jmb@portlandmaine.gov]
Sent: Friday, June 1, 2018 2:20 PM
To: Cecile Stadler
Cc: cecile@lio-maine.com; Jonathan Rioux; Ryan Senatore
Subject: Re: liquor license

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Jeanie Bourke <jmb@portlandmaine.gov> Fri, Jun 1, 2018 at 4:10 PM
To: Cecile Stadler <cecile@tao-maine.com>
Cc: cecile@lio-maine.com, Jonathan Rioux <jrioux@portlandmaine.gov>, Ryan Senatore <ryan@senatorearchitecture.com>

Cecile, I was speaking with Ryan when you called.

1. The 4 seats at the kitchen bar will be added back into the seating for a total indoor of 67.
2. I understand the dumbwaiter door will be changed and rated.
3. The occupant load of the deck will be added to the CO.
4. We can have one of the health inspectors check next week on the bathroom access and to see if anything needs to be changed.

Thank you

Jeanie Bourke
Code Enforcement Officer/LPI/Plan Reviewer
Team Leader

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